

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1105/61 GALADA AVENUE PARKVILLE VIC 3052

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,000

Property type

Unit

Suburb

Parkville

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

314/61 GALADA AVENUE PARKVILLE VIC 3052	\$470,000	14-Mar-25
910/61 GALADA AVENUE PARKVILLE VIC 3052	\$450,000	12-Feb-25
901/51-55 GALADA AVENUE PARKVILLE VIC 3052	\$470,000	10-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 January 2026


**314/61 GALADA AVENUE
PARKVILLE VIC 3052**
 2
  1
  1

 Sold Price **\$470,000** Sold Date **14-Mar-25**

 Distance **0km**

**910/61 GALADA AVENUE
PARKVILLE VIC 3052**
 2
  1
  1

 Sold Price **\$450,000** Sold Date **12-Feb-25**

 Distance **0km**

**901/51-55 GALADA AVENUE
PARKVILLE VIC 3052**
 2
  1
  1

 Sold Price **\$470,000** Sold Date **10-Dec-25**

 Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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